



Town of Newington Town Hall Renovation Study

APRIL 26, 2016

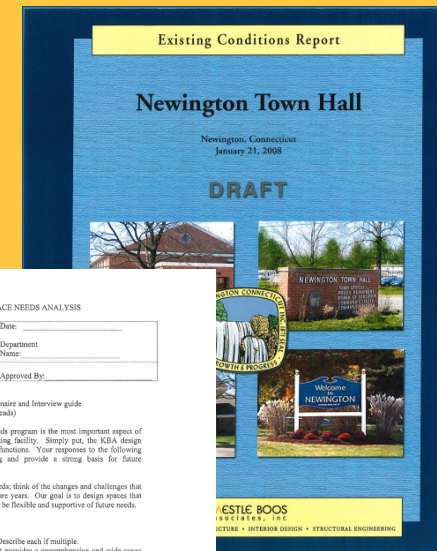
PRESENTED BY DTC:

GRAHAM CURTIS, PE, LEED AP

STEVE GENDREAU, PE

Project History

- 2008 Existing Conditions Report (Kaestle Boos)
- 2012 Feasibility Study (Olsen)
- 2014 Building Committee Decision on New Concept
- September 2014 Referendum Failed
- 2015 Additional Concepts of New & In Place
- 2016 Project on Hold
- Current - DTC Study



KAESTLE BOOS ASSOCIATES, INC. SPACE NEEDS ANALYSIS

Date: _____
Department: _____
Name: _____
Completed By: _____ Approved By: _____

Newington Town Hall Space Needs Questionnaire and Interview guide
(to be completed by staff and Department Heads)

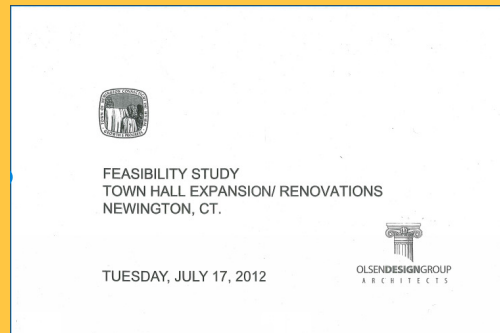
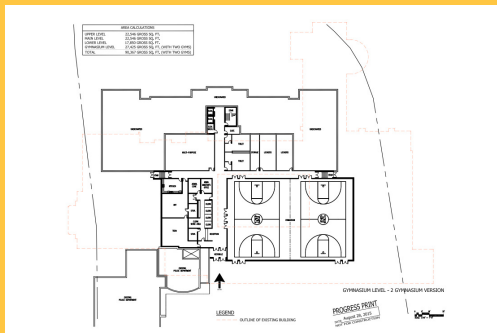
A thorough understanding of your space needs program is the most important aspect of designing renovations/additions to this existing facility. Simply put, the KBA design team wants to know how your Department functions. Your responses to the following questions will facilitate this understanding and provide a strong basis for future discussions.

4. think not only of today's needs, think of the changes and challenges that
tuff and community in the future years. Our goal is to design spaces that
e for current practices, but will be flexible and supportive of future needs.

7. AND MISSION

Department mission/function? Describe each if multiple.
As and Recreation Department provides a comprehensive and wide range
programs, leagues, sports and facilities for Newington residents of all ages.
The Department continually contributes to the quality of life enjoyed by
e. Newington community by providing healthy, safe, and affordable
for recreation and leisure, including over 500 programs, many special
events over 11,000 participants each year. The Parks and Recreation
to works closely with various citizen committees, civic and youth sports
other town departments and schools to collaborate on offerings.

ten your Department currently consist of? List all rooms and areas used.
Community Center
of 16,000 square feet consisting of Parks and Recreation Main Office,
reception room, kitchen, arts & crafts room, teen center, gymnasium,
locker rooms, multiple storage rooms
ability Gardens (110 spots available)
and Park: pools, baseball field, playground, concession stand, ussahio,
fields, walking/jogging path
all Park: pools, picnic areas (3), softball field, Churchill Park overflow
field
estate Recreation Complex: skate park, little league fields (3), turf field
Field



TRITON
POLLING & RESEARCH

Survey of Newington, Connecticut Voters
Conducted 8/27/2014 & 8/28/2014
Survey Type: Line Interview
N = 416
Margin of Error at 95% Confidence Level: +/- 4.6%
Voting Method Applied: Gender

Q1) Did you vote in the referendum last Tuesday?

	Count	Valid Percent	Cumulative Percent
Valid	258	61.9	61.9
Did not vote	158	38.1	100.0
Total	416		

Q2) Do you recall how you voted on the referendum to renovate town hall and build a new community center on a separate site? Your response will be kept strictly anonymous and used for research purposes only.

	Count	Valid Percent	Cumulative Percent
Valid yes	42	10.4	10.4
Valid no	199	47.3	57.7
Not sure / can't remember	12	4.5	62.2
Refused	5	1.8	64.0
Total	258	100.0	
Question not asked	158		
Total	416		

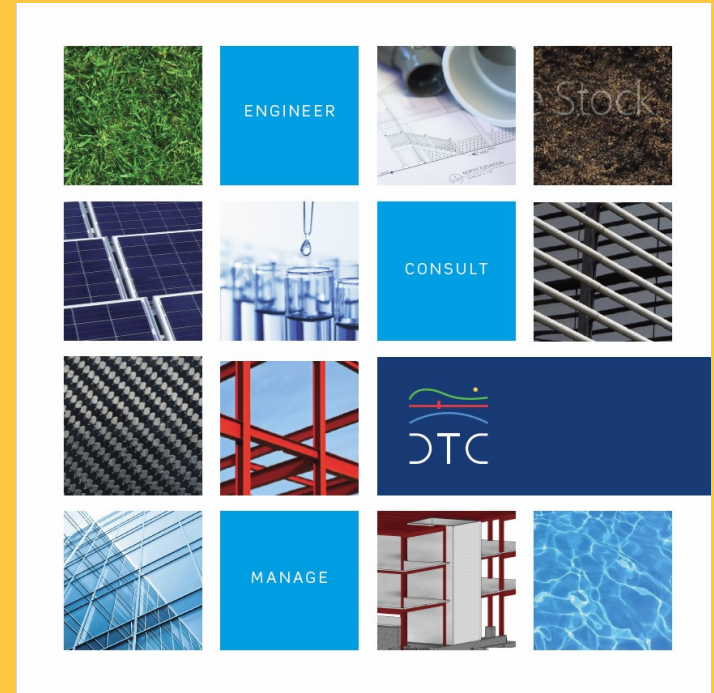
[New Voters]

Q3) What was the primary reason you voted in favor of the referendum?

	Count	Valid Percent	Cumulative Percent
The poor condition of the existing buildings	19	43.3	43.3
The project was reasonable in scope (size)	9	17.3	60.6
Because I can't increase taxes immediately	1	1.8	62.5
Good for kids	7	15.4	77.9
Town needs it	7	15.4	93.3
Liked the location	2	4	96.7
No alternative	1	2	98.9
Total	43	100.0	
Question not asked	273		
Total	416		

DTC's Approach

- Review Previous Reports & Documentation
- Review Concerns Voiced by Residents & Staff
- Detailed Investigation of Current Conditions
- Discussions With Maintenance Personnel & Staff
- Identify Major Issues to be Resolved
- Provide Renovation Concept
 - Stripped Down / No “Frills”
 - Make Building Last 20+ More Years
 - Increase Energy Efficiency
 - Salvage as Much as Possible
- Provide Associated Costs for Renovation



History of Building

- Built ~1950 as a High School
- 1955 Additions (East Wing & Auditorium Areas)
- 1972 Addition to Convert to Town Hall
- 2012 Renovations to Lower Level & Transition Academy



EXISTING ISSUES

Building Envelope

- Roof Replacement Needed (Many Leaks)
- Old Inefficient Windows
- Lack of Insulation



EXISTING ISSUES

Moisture & Water Infiltration

- Poor Storm Drainage
- Lack of Vapor Barrier
- Roof Leaks
- Uninsulated Steam Piping
- Efflorescence Due to Water Infiltration



EXISTING ISSUES

Façade & Structural Issues

- Spalling Brick in 1955 Areas
- Crumbling Concrete
- Exposed Rebar
- Cracks



EXISTING ISSUES

Building Systems

- Aged Electrical Service & Panels
- Aged HVAC Units
- Steam Heat
- IT & Security Systems



EXISTING ISSUES

Interior Finishes & Programmatic Issues

- Aged Flooring, Ceilings, Paint, Hardware
- Lack of Privacy in Town Clerk, Human Services & Assessors Areas
- Space Sizes & Configurations Not Ideal
- General Lack of Storage



EXISTING ISSUES

Energy Efficiency

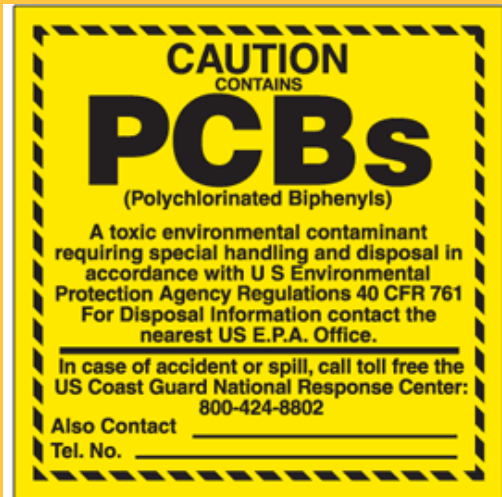
- Inefficient Lighting & HVAC Systems
- Lack of Insulation
- Poor Thermal Envelope (Roof & Windows)
- Lack of Renewable Energy Systems



EXISTING ISSUES

Hazardous Materials

- PCB's
- Asbestos
- Lead



EXISTING ISSUES

Site / Entry Plazas

- Lack of Parking
- Condition of Main (East) Entry
- Services to Building
- East Parking Lot Condition



EXISTING ISSUES

Fire Safety

- Lack of Sprinklers
- Lack of Fire Alarm Devices
- Fire Separation Issues
- Risk to Stored Documents, Records & IT Systems



EXISTING ISSUES

Accessibility

- Ramps
- Handrails
- Door Hardware
- Bathrooms



EXISTING ISSUES

Mortensen Community Center

- Need for More Activity Space
- Gym & Lockers in Poor Condition



RENOVATION CONCEPT

- Address Existing Issues
- Salvage 2012 Renovations
- No Major Reconfiguration of Spaces
- Make Building Last 20+ More Years
- Reduce Maintenance & Increase Efficiency
- Refresh Main Entry
- Utilize Cost Effective Solutions
- Create Swing Space for Phased Construction
 - No Off-Site Relocation Needed
- No impact to Mill Pond Park



RENOVATION SCOPE

Building Envelope

- Replace Roof
(Under CIP Budget)
- Replace Old
Windows
- Add Roof Insulation



RENOVATION SCOPE

Moisture & Water Infiltration

- Fix Storm Drainage
- Add Vapor Barrier
- New Roof
- Eliminate Steam Piping
- Remove Efflorescence



RENOVATION SCOPE

Façade & Structural Issues

- Re-point Brick in 1955 Areas
- Replace Crumbling Cast in Place Concrete
- Encapsulate Exposed Rebar
- Repair Cracks



RENOVATION SCOPE

Building Systems

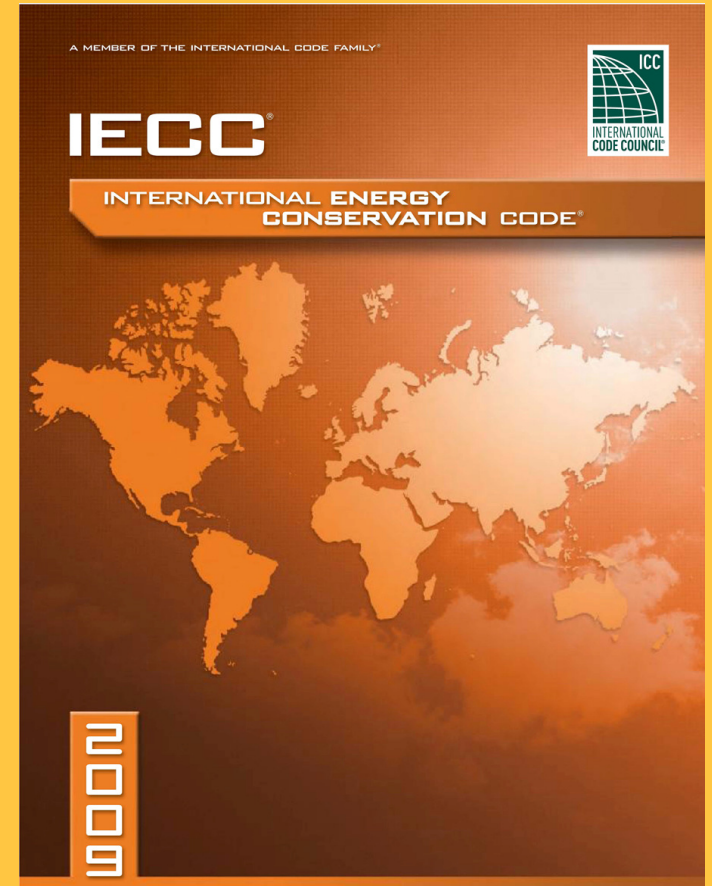
- New Electrical Service & Panels
- New HVAC System (Eliminate Steam)
- Updated Technology & Added Security Systems



RENOVATION SCOPE

Energy Efficiency

- New LED Lighting
- High Efficiency HVAC Systems
- Added Insulation
- Improved Thermal Envelope (Roof & Windows)
- Roof Mounted Solar



RENOVATION SCOPE

Hazardous Materials

- Remove all PCB's, Asbestos & Lead
- Extent of PCB's in Masonry & Soil is Uncertain



Department of
ENERGY & ENVIRONMENTAL PROTECTION

RENOVATION SCOPE

Site

- Addition of Parking Spaces (Minimal)
- Refreshed Main Entry
- New Services to Building
- Reconstruction of East Parking Lot
- Potential Future Additional Parking at Bus Garage Area or Library



RENOVATION SCOPE

Interior Finishes & Programmatic Issues

- Replace Aged Flooring, Ceilings, Paint, Hardware, Depending on Condition
- Level of Finishes Similar to Recent Renovations
- Reconfiguration of Select Areas
- Creation of Additional Storage
 - Suggest Transition to Digital Storage



RENOVATION SCOPE

Addition of Multi-Purpose Room

- In Location of Existing Council Chambers
- Level Floor to Create Swing Space
- Eliminates Need for Accessibility Upgrades
- Space Remains for Public Meetings
- Addresses Lack of Rec Space



RENOVATION SCOPE

Fire Safety


- Full Coverage Sprinkler System
- Update Fire Alarm Coverage
- Address Fire Separation Issues



RENOVATION SCOPE

Accessibility

- Addition of ADA Compliant Ramps, Handrails & Door Hardware
- Reconfigure Bathrooms & Add Call-for-Aid Systems



Department of Justice
September 15, 2010

2010 ADA Standards for Accessible Design

Introduction

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the *Federal Register* on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements -- both scoping and technical -- for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

Adoption of the 2010 Standards also establishes a revised reference point for Title II entities that choose to make structural changes to existing facilities to meet their program accessibility requirements; and it establishes a similar reference for Title III entities undertaking readily achievable barrier removal.


The Department has assembled this online version of the official 2010 Standards to increase its ease of use. This version includes:

- [2010 Standards for State and Local Government Facilities Title II](#)
- [2010 Standards for Public Accommodations and Commercial Facilities Title III](#)

The Department has assembled into a separate publication the revised regulation guidance that applies to the Standards. The Department included guidance in its revised ADA regulations published on September 15, 2010. This guidance provides detailed information about the Department's adoption of the 2010 Standards including changes to the Standards, the reasoning behind those changes, and responses to public comments received on these topics. The document, [Guidance on the 2010 ADA Standards for Accessible Design](#), can be downloaded from www.ada.gov.

For More Information

For information about the ADA, including the revised 2010 ADA regulations, please visit the Department's website www.ADA.gov; or, for answers to specific questions, call the toll-free ADA Information Line at 800-514-0301 (Voice) or 800-514-0383 (TTY).



Information and Technical Assistance
on the Americans with Disabilities Act

Search ADA.gov
More Search Options

Law / Regulations Design Standards Technical Assistance Materials Enforcement

ADA Standards for Accessible Design

The Department of Justice's revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) were published in the *Federal Register* on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the **2010 ADA Standards for Accessible Design**, "2010 Standards." On March 15, 2012, compliance with the 2010 Standards was required for new construction and alterations under Titles II and III. March 15, 2012, is also the compliance date for using the 2010 Standards for program accessibility and barrier removal.

The **1991 ADA Standards for Accessible Design**, printed as Appendix A of the title III regulation in the Code of Federal Regulations, July 1, 1994 could be used for new construction and alterations under Titles II and III until March 14, 2012.

The Department has assembled an official online version of the 2010 Standards to bring together the information in one easy-to-access location. It provides the scoping and technical requirements for new construction and alterations resulting from the adoption of revised 2010 Standards in the final rules for Title II (28 CFR part 35) and Title III (28 CFR part 36).

The Department has also compiled **Guidance on the 2010 Standards** from the revised regulations for Titles II and III. This explanatory information from the regulations addresses the scoping and technical provisions of the 2010 Standards.

If you have questions about the ADA Standards and want to talk to a Department of Justice ADA Information Specialist, go to the [ADA Information Line](#) page for the Department's toll-free telephone numbers and times of operation.

- 2010 ADA Standards for Accessible Design - html
- 2010 Standards - PDF (screen quality)
- 2010 Standards - PDF (print quality)
- Guidance on the 2010 ADA Standards for Accessible Design - html
- Guidance - PDF (screen quality)
- Guidance - PDF (print quality)

Energy Efficiency / Renewables

- LED Lighting w/ Daylight Harvesting
- High Efficiency Heating & Cooling Systems
- Low Water Usage Plumbing Fixtures
- Additional Insulation
- Upgraded Thermal Envelope
- Roof Mounted Solar
- Investigate Viability of Other Technologies



- Total Project Costs, Including:
 - Construction Trades
 - Temporary Offices
 - Moving Expenses
 - Design Fees
 - Escalation
 - Contingencies
 - FF&E
 - Hazmat
 - Referendum Costs
 - Construction Management Fees
 - General Conditions / Insurance / Bonds

[illegible]

Cost Estimates

- DTC Renovation Concept
~\$24,325,000 Total Project Cost
- Difference Compared to New Building*
~\$12,000,000

SUMMARY OF ESTIMATE		4/5/2016	
ITEM	DESCRIPTION	AMOUNT	COMMENTS
1	SITE	609,680	
2	ARCHITECTURAL	2,330,912	
3	EXTERIOR	927,641	
4	ELEVATOR	-	NO WORK
5	FIRE PROTECTION	409,300	
6	PLUMBING	738,300	
7	MECHANICAL	3,398,567	
8	ELECTRICAL	1,560,690	
9	FF&E	528,000	
10	TEMP OFFICES	372,057	
11	ABATEMENT	1,898,676	
12	PHASING PENALTY	1,277,382	10%
13			
14	SUB TOTAL	14,051,205	
15	GENERAL CONDITIONS	1,405,121	10%
16	SUB TOTAL	15,456,326	
17	CM FEE	772,816	5%
18	SUB TOTAL	16,229,142	
19	BONDS	324,583	2%
20	SUB TOTAL	16,553,725	
21	CONTINGENCY	3,310,745	20%
22	SUB TOTAL	19,864,470	
23	ESCALATION	1,986,447	10%
24	SUB TOTAL	21,850,917	
25	DESIGN	1,529,564	7%
26	SUB TOTAL	23,380,481	
27	SOFT COSTS	945,000	
28	SUB TOTAL	24,325,481	

*Downes' 9/1/2015 estimate for New Building. Includes escalation from time of estimate, plus relocation costs. Does not include "Value Engineering"

Escalation

- ~4-5% Per Year

Ways to Combat Escalation

- Fast Track Design
- Decide on Project Concept ASAP
- November Referendum



Contingency Explained

- Currently Carrying 20% Contingency
- 10% Design / 10% Construction
- Design Contingency is For Yet Unknown Scope Due to Preliminary Stage of Project
- Construction Contingency is for Undiscovered Issues That May/Will Come Up
- *Not a “Slush Fund”*
- Remaining Money Would Go Back to Town



Benefits / Features of Renovation

- Increased Energy Efficiency & Addition of Solar
- Modernization of Aged Building Systems
- Repair of Façade and Structural Issues
- Removal of Hazardous Materials
- New East Parking Lot & Main Entry
- New Large Multi-Purpose Room
- Fully Accessible Building
- More Storage Space
- Addresses Moisture & Water Infiltration Issues
- Salvages Money Spent on 2012 Renovations



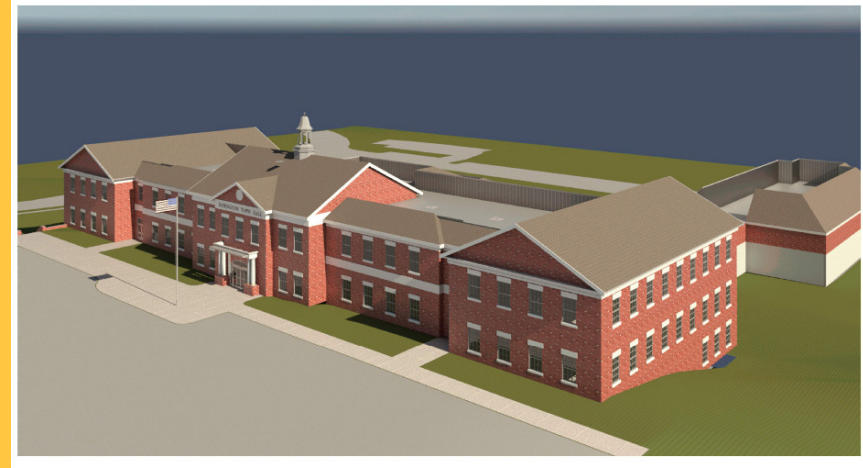
Limitations of Renovation

- Room Size/Configuration Not Ideal
- Non-adjacent Multi-Purpose Rooms
- Disruptions to Occupants & Visitors
- Minimal Additional Parking
- Not as Efficient as New Building
- Minor Changes to Appearance



Other Options to Consider

- New Building in Same Location
 - ~\$12M Additional Cost
- Hybrid Addition/Renovation/Demolition
 - Cost Likely in Between Reno & New
- New Building Offsite
 - Land Purchase & New Utilities
 - Not Centralized w/ PD, Library & Park
- All Options Would Address Most, If Not All Limitations of Renovation
- Offsite & Hybrid Have Less Impact to Occupants



Suggested Schedule

- Now Until November - Public Info Sessions
- Nov 2016 - Referendum
- Dec 2016 - Select Architect/Engineer Team
- Jan 2018 - Complete Design (~12 months)
- April 2018 - Begin Construction

